
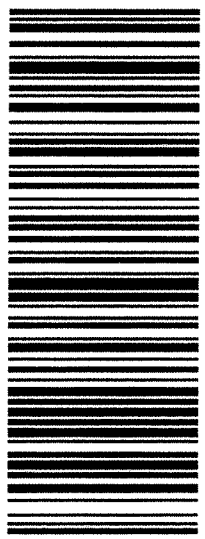



1. **Print the label:** Select Print from the File menu to print the label below.
2. **Fold the printed label at the dotted line.** Place the label in a UPS Shipping Pouch. If you do not have a pouch, affix the folded label using clear plastic shipping tape over the entire label.
3. **GETTING YOUR SHIPMENT TO UPS**
Customers without a Daily Pickup
 - ◆ Take this package to any location of The UPS Store®, UPS Drop Box, UPS Customer Center, UPS Alliances (Office Depot® or Staples®) or Authorized Shipping Outlet near you or visit www.ups.com/content/us/en/index.jsx and select Drop Off.
 - ◆ Air shipments (including Worldwide Express and Expedited) can be picked up or dropped off. To schedule a pickup, or to find a drop-off location, select the Pickup or Drop-off icon from the UPS tool bar.

Customers with a Daily Pickup

- ◆ Your driver will pickup your shipment(s) as usual.

OLD HERE

<p>9387233-1014 WSRF, I, LLC 504 W 800 N OREM UT 84057-3746</p> <p>SHIP TO: TRUE TITLE COMPANY 636-235-0012 TRUE TITLE COMPANY 54 LEGENDS PARKWAY, SUITE 159 EUREKA MO 63025</p>	<p>MO 630 9-21</p> 	<p>UPS NEXT DAY AIR</p> <p>TRACKING #: 1Z 754 E37 01 0449 3925</p> 	<p>BILLING: P/P</p> <p>Reference No. 1: EU240535</p> <p>XOL24.11.13 NV45 47.0A 11/2024*</p> 
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NOTARY INSTRUCTIONS – MUST FOLLOW

Do not allow parties to sign any documents until you read these instructions.

The Notary may not be a party to the transaction, or a member of the family of any party to the transaction. If you are not eligible to serve as Notary for this transaction, DO NOT ALLOW PARTIES TO SIGN. Instruct them to go to another Notary.

All documents must be signed in black or dark blue ink.

All documents must be signed exactly as the names are typed. If a name is typed incorrectly, DO NOT ALLOW PARTIES TO SIGN. Call us immediately for instructions.

Do not change the date typed on any document. If you think a date is incorrect, DO NOT ALLOW PARTIES TO SIGN. Call us immediately for instructions.

Before witnessing any signatures, you must obtain satisfactory evidence that the party(ies) in your presence are those whose name(s) appear (s) on the documents. One of the following forms of current (not expired) Federal or state government-issued photo identification, including signature, must be provided by each party:

- A valid driver's license or identification card issued by a State in the United States;
- A United States military ID;
- A valid United States Passport (for residential transactions, a foreign passport is acceptable);

You must compare the photograph and date of birth with the party(ies). Make a copy of the identification card and return this copy to us with the documents. **The copy of ID provided must be legible and visibly discern the features of the individual.**

If you are uncertain as to the identity of any party, DO NOT ALLOW PARTIES TO SIGN. Call us immediately for instructions.

If a party does not have one of the forms of identification listed above, but you personally know the individual, DO NOT CONTINUE until you have confirmed this method of identification with us.

All documents requiring your signature must be signed in your presence. If any of these have been signed outside your presence, DO NOT CONTINUE. Call us immediately for instructions.

You must properly complete the Jurat and Acknowledgement sections on each of these forms, as applicable. Some of the items you must complete are: county where signing occurred, date of acknowledgement, name(s) of party(ies) whose signatures you acknowledge, your printed name and commission expiration date, your signature and imprint of your Notarial seal.

You must complete an Identification Verification and Notary Certification for each signer – see following page for form.

IDENTIFICATION VERIFICATION AND NOTARY CERTIFICATION

NOTARY INSTRUCTIONS

Before witnessing any signatures, you must obtain satisfactory evidence that the party in your presence is the party whose name appears on the documents. One of the following forms of government-issued photo identification must be provided by each party.

1. Unexpired driver's license or identification card issued by a U.S. state, territory, or federal government.
2. Unexpired Passport – United States or foreign country.
3. Unexpired United States military ID.
4. Permanent Resident Card ("Green Card"), or Employment Authorization document (EAD, or "work permit") issued by U.S. Citizenship and Immigration Services, or Visa issued by the United States.
5. Identification card issued by a federally recognized U.S. tribal government.

You must compare the name, address, photograph, signature, and date of birth of the party with the identification provided and the document being signed. Using the identification, provide the information below and return the identification to the party. Do not keep a copy.

IDENTIFICATION VERIFICATION

Name of Party: _____

Type of ID: Driver's License issued by _____
 Identification card issued by _____ of this type: _____
 U.S. Military ID U.S. Passport Passport issued by _____
 ID described in #4 above of this type: _____ Tribal ID as in #5

Last 4 digits of ID: _____ Expiration of ID: _____

Name on document matches name on identification: Yes No

Address on document matches address on identification: Yes No

Photograph matches person before you: Yes No

Signature on document matches signature on identification: Yes No

Date of birth reasonably matches age of person before you: Yes No

Name of Party: _____

Type of ID: Driver's License issued by _____
 Identification card issued by _____ of this type: _____
 U.S. Military ID U.S. Passport Passport issued by _____
 ID described in #4 above of this type: _____ Tribal ID as in #5

Last 4 digits of ID: _____ Expiration of ID: _____

Name on document matches name on identification: Yes No

Address on document matches address on identification: Yes No

Photograph matches person before you: Yes No

Signature on document matches signature on identification: Yes No

Date of birth reasonably matches age of person before you: Yes No

NOTARY INFORMATION AND CERTIFICATION

I hereby certify, under penalty of perjury, that I am authorized to act as a Notary Public in the jurisdiction set out below; and that in performing my duties as a Notary Public I have complied with all applicable state and local laws. I further certify that I have received and reviewed original government issued identification as set out above, which has not expired and which bears a photo or physical description and a signature which matches the signature on the documents executed by the applicable party. My information below is true, correct, and current.

Notary name: _____

Notary best contact phone: _____

Notary mailing address: _____

Notary for _____ County, State of _____ or for _____ State at large

Notary Commission expires: _____

Signature of Notary Public
Stamp or affix Notary Seal in box to the Right



NOTICE!

A SEPARATE AFFIDAVIT MUST BE COMPLETED FOR EACH SIGNER

Notary's Affidavit
(For Out of Office Notary Acknowledgment)

STATE OF _____)
COUNTY OF _____)

I hereby certify, under the penalty of perjury, that I am authorized to act as a Notary Public, in and for the above County and State, and that in performing my duties as a Notary Public I have complied with all applicable State and Local Laws.

I notarized the signature of _____
(enter ONE name only)

Date of Notarial acknowledgment: _____
Capacity of signer: _____ Individual
_____ Corporate Officer (Title: _____)
_____ Partner (_____ Limited/ _____ General)
_____ Attorney in Fact
_____ Trustee
_____ Guardian/Conservator
_____ Other:

Identification used: _____

Title and Date of Document(s): _____

Notary Public's Signature

Printed Name

Address of Notary Public

Phone Number of Notary Public

NOTE: This document is for internal purposes only for file EU240535, not to be recorded.

File No./Escrow No.: EU240535
Print Date & Time: 11/20/24 12:06 PM
Officer/Escrow Officer: Rebecca
 Ridenhour
Settlement Location:
 True Title Company
 54 Legends Parkway, Suite 159
 Eureka, MO 63025

True Title Company, LLC
ALTA Universal ID: 0004715
 30 N. Brentwood Blvd.
 St. Louis, MO 63105



Property Address: 4382 Chouteau Ave.
 St. Louis, MO 63110

Buyer: LGJ Real Estate, LLC
 12404 Questover Manor Court
 St. Louis, MO 63141

Seller: WSFR 1 LLC
 504 W 800 N
 Orem, UT 84057

Lender: CASH

Settlement Date: 11/22/2024
Disbursement Date: 11/22/2024
Additional dates per state requirements:

Description	Seller	
	Debit	Credit
Financial		
Sale Price of Property		\$220,000.00
Prorations/Adjustments		
City Property Taxes from 11/23/2024 thru 12/31/2024		\$84.21
Sewer Lateral for 2024 from 11/23/2024 thru 12/31/2024		\$2.96
Sewer Lateral for 2025		\$28.00
Title Charges & Escrow / Settlement Charges		
Title - Closing Fee to True Title - 501	\$425.00	
Title - Closing Protection Letter to Alliant to Investors Title Company	\$25.00	
Title - Wire Fee for Payoff to Investors Title Company	\$50.00	
Title - Wire Processing Fee to True Title - 505	\$25.00	
Title - E-Recording Fee to Simplifile to Investors Title Company	\$4.25	
Commission		
2.5% Real Estate Commission - Buyer's Realtor to Realty Executives of St. Louis	\$5,500.00	
2.5% Real Estate Commission - Seller's Realtor to Coldwell Banker Realty-Gundaker	\$5,500.00	
Miscellaneous		

Description	Seller	
	Debit	Credit
2022-2024 Real Estate Taxes to Gregory F.X. Daly, Collector of Revenue	\$2,823.91	
Sewer Service from 7/31/2024 - 11/22/2024 to Metropolitan St. Louis Sewer District	\$340.90	
Water and Trash Service to City of St. Louis Water Division	\$1,256.41	
Weeds/Grass (Handwork) to City Of St. Louis Forestry Division	\$117.72	
Mobile Notary to Signing Carolina, Inc.	\$150.00	
Payoff of First Mortgage Loan to FCI Lender Services, Inc.	\$204,460.88	
Record Release of UCC to Investors Title Company	\$33.00	
	Seller	
	Debit	Credit
Subtotals	\$220,712.07	\$220,115.17
Due From Seller		\$596.90
Totals	\$220,712.07	\$220,712.07

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize True Title Company, LLC to cause the funds to be disbursed in accordance with this statement.

Title insurance premium and closing protection fee have been calculated according to rates filed with the Missouri Department of Commerce and Insurance. However, title services charges, closing charges, and other fees are not limited by state law. For further general information regarding title insurance, you may visit the Missouri Insurance website at www.insurance.mo.gov, or call the Missouri Department of Commerce and Insurance at (800) 726-7390.

WSFR 1, LLC, a Utah Limited Liability Company

By: _____
P. Clayton Wolf II, Manager

Rebecca Ridenhour 11-22-2004
Rebecca Ridenhour Date



NOTICE OF CLOSING OR SETTLEMENT RISK
File Number: EU240535

Closing Date: November 22, 2024
Purchaser(s): LGJ Real Estate, LLC
Seller(s): WSFR 1 LLC
Property Address: 4382 Chouteau Ave., St. Louis, MO 63110

To: WSFR 1 LLC

Because the title insurer, agency or agent performing settlement or closing services for your transaction is not issuing a commitment, binder or title insurance policy, you are not being issued a closing protection letter.

A closing protection letter protects a buyer, lender or seller against losses because of the following acts of the title insurer's named issuing title agency or agent:

- a) Acts of theft of settlement funds or fraud with regard to settlement funds; and
- b) Failure to comply with written closing instructions by the proposed insured when agreed to by the title agency or title agent relating to title insurance coverage.

Under section 381.058.3, RSMo, a title insurer has the authority to issue closing protection letters ONLY for transactions in which it is issuing a title insurance policy and its issuing agent or agency is performing closing or settlement services.

Waiver

This is to certify that the foregoing Disclosure of Closing and Settlement Risk has been explained to me.

WSFR 1, LLC, a Utah Limited Liability Company

By: _____
P. Clayton Wolf II, Manager



Tuesday, November 12, 2024

WSFR 1, LLC, a Utah limited liability company

Alliant National ID:
2401J22011

File Number: 780462
Issuing Agent: Investors Title Company, Inc.
113 Hilltop Village Center Dr., Eureka, MO 63025

Transaction (hereafter, the Real Estate Transaction):

Buyer/Borrower: LGJ Real Estate, LLC
Property: 4382 Chouteau Avenue
Saint Louis, MO 63110

Dear Madam or Sir:

Alliant National Title Insurance Company (the "Company") agrees, subject to the Conditions and Exclusions set forth below, to reimburse you for actual loss incurred by you in connection with closings of the Real Estate Transaction conducted by the Issuing Agent, provided:

- A. A Commitment or Policy of the Company is issued in connection with the closing of the Real Estate Transaction; and
- B. You are to be the seller or lessor of an interest in land;

and provided the loss arises out of:

Acts of theft of settlement funds or fraud with regard to settlement funds by the Issuing Agent in connection with such closing.

Conditions and Exclusions

1. The Company will not be liable to you for loss arising out of:
 - A. Loss or impairment of your funds in the course of collection or while on deposit with a bank due to bank failure, insolvency or suspension, except as shall result from failure of the Issuing Agent to comply with your written closing instructions to deposit the funds in a bank which you designated by name.
 - B. Fraud, dishonesty or negligence of your employee, agent, attorney or broker.
 - C. Your settlement or release of any claim without the written consent of the Company.
 - D. Any matters created, suffered, assumed or agreed to by you or known to you.
 - E. Loss or impairment of your funds if held by or disbursed to the Issuing Agent, subsequent to the closing of the Real Estate Transaction, if the Issuing Agent acts in the capacity of an IRC Section 1031 qualified intermediary or facilitator.
2. The protection offered herein shall not exceed the amount of settlement funds due you in the Real Estate



Transaction if such funds are transmitted to the Issuing Agent.

3. When the Company shall have reimbursed you pursuant to this letter, it shall be subrogated to all rights

and remedies which you would have had against any person or property had you not been so reimbursed. Liability of the Company for reimbursement shall be reduced to the extent that you have knowingly and voluntarily impaired the value of this right of subrogation.

4. The Issuing Agent is the Company's agent only for the limited purpose of issuing title insurance policies, and is not the Company's agent for the purpose of providing other closing or settlement services. The Company's liability for your losses arising from those other closing or settlement services is strictly limited to the protection expressly provided in this letter. Any liability of the Company for loss does not include liability for loss resulting from the negligence, fraud or bad faith of any party to a real estate transaction other than an Issuing Agent, the lack of creditworthiness of any borrower connected with a real estate transaction, or the failure of any collateral to adequately secure a loan connected with a real estate transaction. However, this letter does not affect the Company's liability with respect to its title insurance binders, commitments or policies.

5. You must promptly send written notice of a claim under this letter to the Company at its principal office at PO Box 359, Longmont, CO 80502. The Company is not liable for a loss if the written notice is not received within one year from the date of the closing.

6. The protection herein offered extends only to real property transactions in Missouri.

Any previous closing protection letter or similar agreement is hereby cancelled only with respect to the Real Estate Transaction.

By:

A handwritten signature in black ink, appearing to read "David Sinclair", is written over a horizontal line.

David Sinclair, President



Exhibit to Closing Protection Letter dated Tuesday, November 12, 2024 addressed to
Branch Offices:

Investors Title Company, Inc., 219 S. Central Avenue, Clayton, MO 63105

Investors Title Company, Inc., 1897 Richardson Road, Arnold, MO 63010

Investors Title Company, Inc., 108 Chesterfield Valley Drive, Chesterfield, MO 63005

Investors Title Company, Inc., 12317 Olive Blvd., Creve Coeur, MO 63141

Investors Title Company, Inc., 344 Festus Centre Drive, Festus, MO 63028

Investors Title Company, Inc., 2957 Highway K, O'Fallon, MO 63368

Investors Title Company, Inc., 107 West Lockwood, Webster Groves, MO 63119

Investors Title Company, Inc., 1810 Wentzville Parkway, Wentzville, MO 63385

Investors Title Company, Inc., 16647 Chesterfield Grove Rd, Ste 110, Chesterfield, MO 63005

Investors Title Company, Inc., 12016 Tesson Ferry Road, St. Louis, MO 63128

Investors Title Company, Inc., 8081 Manchester Road, St. Louis, MO 63144

Investors Title Company, Inc., 4850 Lemay Ferry Road, Suite 100, St. Louis, MO 63129

Investors Title Company, Inc., 7208 Weil Avenue, Shrewsbury, MO 63119

Investors Title Company, Inc., 2101 Bluestone Drive, Suite 112, St. Charles, MO 63303

Investors Title Company, Inc., 5440 Southfield Center, St. Louis, MO 63123

Investors Title Company, Inc., 258 North Highway 67, Florissant, MO 63031

Investors Title Company, Inc., 4706 Hampton Avenue, St. Louis, MO 63109

Investors Title Company, Inc., 16647 Chesterfield Grove Road, Suite 110, Chesterfield, MO 63005

Investors Title Company, Inc., 5237 Highway N, Cottleville, MO 63304

Investors Title Company, Inc., 16647 Chesterfield Grove Rd., Ste. 110, Chesterfield, MO 63005

Investors Title Company, Inc., 285 Chesterfield Business Parkway, Chesterfield, MO 63005

Investors Title Company, Inc., 113 Hilltop Village Center Dr., Eureka, MO 63025



ALLIANT
NATIONAL
TITLE INSURANCE COMPANY

1831 Lefthand Circle, Suite G
Longmont, CO 80501
AlliantNational.com
(877) 788-9800

Investors Title Company, Inc., 12935 N. Outer Forty, Ste 100, St Louis, MO 63141

Seller Closing Protection Letter – Missouri 7/24/2019

Form ANT1502



COMPLIANCE & INDEMNITY AGREEMENTFile Number: EU240535

Closing Date: November 22, 2024
Purchaser(s): LGJ Real Estate, LLC
Seller(s): WSFR 1 LLC
Property Address: 4382 Chouteau Ave., St. Louis, MO 63110 (the "Property")

Seller(s), by and through the undersigned, herein acknowledges the following as conditions of the above referenced transaction:

SETTLEMENT AGENT

True Title Company, LLC and its employee(s) (hereinafter together as "Company") may be acting as a closing agent in your transaction. Under applicable law, Company has not and may not express any opinion regarding the legal or tax effects of the closing documents or the closing itself. If you have any questions or concerns about any legal and/or tax issues related to the underlying transaction, you should consult with legal counsel and/or your tax advisors as you deem appropriate

CONTRACT

Seller hereby confirms satisfaction with all conditions and/or contingencies in the Contract for Sale ("the Contract") such that Seller is ready, able, and willing to consummate the underlying transaction. Seller is not aware of any breach of the Contract for Sale by Purchaser (or by Seller) – i.e., to best of Seller's knowledge and belief, both parties have fully complied with all the terms, conditions, and requirements of the Contract for Sale – with Seller hereby agreeing to hold Company harmless with respect to same.

PAYOFFS

As a requirement of closing, Company may be requested to pay off an existing mortgage, lien or debt.

Company does not guarantee the payoff figure as shown on the settlement statement. Seller agrees to immediately pay to Company any additional funds necessary to satisfy the debt, including but not limited to: additional interest, escrow account shortages, late fees, foreclosure fees, legal fees, or bookkeeping errors by the holder of this debt, or its servicing agent.

If Seller disputes the accuracy of any additional funds needed to pay off or release the mortgage, lien or debt, Seller agrees to pay the additional funds to Company immediately and settle the dispute between the appropriate parties after the debt has been paid and released.

Seller states that other than those listed on Seller's closing statement, there are no other mortgages, deeds of trust or liens that impact the subject property, including, but not limited to: "HAMP" (Home Affordable Modification Program) loans, home improvement loans, home equity lines of credit or other home loans or liens.

Seller is responsible for canceling any automatic withdrawal arrangements with their lender. Seller agrees to cancel any lines of credit associated with said mortgage, deed of trust, lien or debt so no future draws can be made and attests that there have been no recent draws that are not reflected in the amount of the payoff. Any and all drafts received by the lender on the loan will be returned unpaid and Seller agrees to hold harmless and indemnify Company for any and all costs (including, but not limited to,

reasonable attorney fees) in connection with obtaining a deed of release for the deed of trust and/or home equity credit line(s).

Company does not guarantee that any creditor will provide an acceptable and recordable satisfaction of the mortgage, deed of trust or lien.

ASSESSMENTS

Seller agrees to pay all special assessments, real estate taxes, liens and utilities associated with the property as agreed upon in the Contract for Sale and/or required by the lender and/or Company, and to indemnify and hold Company harmless from the same.

Further, Seller acknowledges and accepts full responsibility for compliance with all municipality requirements, and Seller hereby agrees to indemnify and hold Company harmless for the same.

Seller acknowledges that Company receives written or verbal information on assessments from the City, County and/or vendors who supply the information pertaining to assessments (regular or special) and taxes or other charges, as applicable. Company does not guarantee the accuracy of the assessment information received from these, or any other sources. If the assessment information received is inaccurate, Seller agrees to cooperate with all parties and pay all assessments as agreed upon in the Contract for Sale.

Utility bills, including, but not limited to water, sewer, gas, garbage, and electric are the responsibility of the undersigned parties, not the Company. All matters regarding utility bills will be handled outside of closing unless Company is specifically notified of utilities that are to be handled as part of the closing and Company expressly agrees, in writing, to provide such assistance in this area. Seller agrees to cooperate with all parties and pay utility bills and hold Company harmless for the same.

PROPERTY TAX PRORATIONS

Prorating taxes, or any other credits and tax escrows, as agreed upon in the Contract for sale and/or required by the lender, are based on the amount due (or paid) for the current year, if both are available, otherwise based on the previous year. Company receives the tax figures in writing or verbally from the County, City or vendors who supply the information, as applicable. Seller hereby acknowledges that property in Missouri is periodically reassessed as provided by law. As a result, there may be an increase or decrease in the amount of real estate taxes depending upon the value and the rate placed upon the property (the reassessment amount and tax rate). Taxes have been prorated at this closing on the terms as set forth in the Contract. Company does not guarantee the accuracy of the tax information received. Seller acknowledges that Company has disclosed this potential change in the taxes because of any reassessment and the parties agree that Company shall not be responsible for any adjustment of the taxes because of any changes in the assessment and/or tax rate. Seller hereby releases Company from any obligation or liability should the actual tax figures differ in any way.

ESCROW FUNDS

Seller understands that any funds received by Company will be deposited in an escrow bank account that will not bear interest for Seller's benefit, and that no interest will be paid to Purchaser or Seller, and that Company and/or its affiliates may receive direct or indirect benefits from the depositories because of the aggregated balances in such account and other accounts established by Company. No other party shall have any interest or right to such benefits.

ERRORS AND OMISSIONS

Seller agrees to cooperate and adjust for clerical errors or oversights on any of the closing documentation, if requested by the mortgage company, Company, or the title insurance underwriter (and/or as necessary to meet the intention of the parties as reflected in the Contract for Sale or other written and/or verbal direction given to Company or other interested parties). This includes, *but is not limited to*, typographical errors, omissions of any kind, incorrect vesting and/or failure to reference marital status, failure to reference all parties in any recorded (or non-recorded) document, missed or incorrect fees or expenses, verifications, failure to have documents properly signed and/or notarized, etc. Seller agrees to cooperate and adjust for any document that is prepared in a manner not reflective of the written agreement between Purchaser and Seller and/or contrary to any directions given by Seller to Company.

RIGHT TO CURE

Seller acknowledges and agrees that if errors or mistakes are made by Company in the performance of its duties, Company shall have the right, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to correct any such error or mistake and/or to prevent or reduce loss or damage to Seller related thereto.

Seller agrees to cooperate with Company regarding Company's efforts to correct any error or mistake including, as necessary, serving as the named petitioner or other party in any lawsuit filed by Company to cure any such error or mistake.

Company may take any appropriate action to cure its mistake, whether it shall be liable to Seller or not. The exercise of these rights shall not be an admission of liability or waiver of any provision of this Agreement, or any other document executed by Seller related to this transaction including, but not limited, to the Contract for Sale. If Company exercises its rights under this subsection, it must do so diligently.

Whenever Company brings an action or asserts a defense as required or permitted by this Agreement, Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal any adverse judgment or order.

If Company corrects such error or mistake in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to Seller and/or its successors and assigns.

In the event of any litigation, including litigation by Company or with Company's consent, Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to Seller's interest (and adverse to the title status) in the Property. Company shall not be liable for loss or damage to Seller for liability voluntarily assumed by Seller in settling any claim or suit (or any other error or mistake) without Company's prior written consent.

POST-CLOSING AUTHORIZATION

Seller hereby authorizes Company to request and receive information on Seller's behalf from all parties including, but not limited to lenders, mortgagees and creditors as the information pertains to the Property and/or closing as identified in this agreement. This authorization is expressly made for the purpose of investigating matters on an as-needed (case-by-case) basis during and after closing.

INDEMNITY & HOLD HARMLESS

Seller further agrees to indemnify and hold harmless Company against all costs, damages, including but not limited to, attorney fees or costs which may arise by reason of any action, written or verbal notice, request, waiver or other document believed to be genuine and taken in good faith by Company for the purpose of closing this transaction.

Seller(s):

WSFR 1, LLC, a Utah Limited Liability Company

Contact Information:

By: _____
P. Clayton Wolf II, Manager

Phone: _____
Email Address: claytonwolf99@gmail.com
Forwarding Address: 504 W 800 N
Orem, UT 84057

State of _____ }
County of _____ } ss.

On November _____, 2024, before me appeared P. Clayton Wolf II, to me personally known, who being by me duly sworn did say that said signer is the Manager of WSFR 1 LLC, a Utah Limited Liability Company, and that said instrument was signed on behalf of said Limited Liability Company, and said Manager acknowledged said instrument to be the free act and deed of said Limited Liability Company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County/City and State aforesaid, the day and year first above written.

Notary Public
My term expires:

1099 Reporting

<u>FILE NUMBER:</u>	EU240535	<u>CLOSING DATE:</u>	11/22/2024
<u>PROPERTY ADDRESS:</u>	4382 Chouteau Ave.	<u>SALE PRICE:</u>	\$220,000.00
Seller's Name		Buyer's Name	
WSFR 1 LLC		LGJ Real Estate, LLC	

TRADE TRANSACTION YES NO

You are required by law to provide True Title Company, LLC with your correct taxpayer identification number (social security number). If you do not provide True Title Company, LLC with your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law.

1	Seller:																												
	Address:																												
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SOCIAL SECURITY #																													
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If for a Business or Entity																													
Seller: WSFR 1 LLC																													
Address: 504 W 800 N, Orem, UT, 84057																													
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TAXPAYER IDENTIFICATION #																													
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X	WSFR 1 LLC By: _____ 83-3863665																												



STALE CHECK ADMINISTRATIVE FEE AGREEMENT
File Number: EU240535

Closing Date: November 22, 2024
Seller(s): WSFR 1 LLC
Property Address: 4382 Chouteau Ave., St. Louis, MO 63110

THIS AGREEMENT is made and entered into on the date executed below by and between WSFR 1 LLC, (hereinafter referred to as "Seller") and True Title Company, LLC (hereinafter referred to as "Company").

WHEREAS, Company served as escrow closing agent in the sale of the property known as 4382 Chouteau Ave., St. Louis, MO 63110 on or about November 22, 2024. In its duties as escrow closing agent, Company collects and disburses funds on behalf of seller at the request of such parties.

WHEREAS, one or more checks may be issued to the Seller in connection with the said escrow closing, either at the time of closing, or at such time as a refund for overpayment is necessary to be issued. Checks issued by Company which have not been presented for payment shall be considered "stale" after sixty (60) days from the date of issuance.

WHEREAS, Company will follow up on such stale checks with the check payee in an attempt to see that the payment is processed and deposited, with such "follow-up process" resulting in administrative time/expense to Company.

Based on the above, the parties agree as follows:

Should any check to the undersigned become stale, the undersigned hereby authorize Company to assess an administrative fee of twenty-five dollars (\$25.00), which will be deducted from the amount due to the undersigned. Company shall then issue a new check for the remaining amount, if any. If the amount of the stale check was twenty-five dollars (\$25.00) or less, the administrative fee assessed shall be the balance of the stale check. The undersigned hereby authorize Company to assess a twenty-five dollar (\$25.00) administrative fee on every subsequently issued check that is not presented for payment within sixty (60) days of issue. This policy does not apply to checks returned to Company as undeliverable.

OPTIONAL DONATION OF MINOR EXCESS FUNDS:

Should the undersigned be entitled to a refund check in an amount **less-than-or-equal-to the box checked immediately below**, the undersigned hereby authorize Company to donate the full amount of the check to Legal Services of Eastern Missouri (Neighborhood Vacancy Initiative and/or Housing Law Program) immediately (in lieu of receiving a check):

N/A \$1.00; \$5.00; \$10.00; \$15.00; \$20.00; \$25.00

The undersigned hereby acknowledges and accepts the terms recited above, and agrees to indemnify and hold Company harmless from any claim or loss associated with the terms of this agreement.

Seller(s):
WSFR 1, LLC, a Utah Limited Liability Company

By: _____
P. Clayton Wolf II, Manager



About

Our promise to the community is ACTION. JUSTICE. HOPE. We ACT for others; we are a voice for JUSTICE; and our actions provide HOPE.

Our Mission

Legal Services of Eastern Missouri advances justice through legal representation, education and supportive services. We partner with the community to improve lives, promote fairness and create opportunities for those in need.

What We Do

Since 1956, we have provided free legal help for more than 1 million low-income individuals/families with civil issues impacting housing, family law, public benefits, consumer fraud, healthcare, children's well-being, special education and relief from domestic violence. In recent years, services have expanded to address the specific needs of immigrant and refugee families, veterans, community economic development and small-business and minority entrepreneurs. Legal Services now has four offices - St. Louis City, St. Louis County, Hannibal and Union - that serve 21 Missouri counties from the Iowa border to Potosi.

About the Neighborhood Vacancy Initiative

The Neighborhood Vacancy Initiative helps local residents and community-based organizations reduce the problem of vacant, abandoned, and blighted housing in the City of St. Louis. This program will help stabilize neighborhoods and create more affordable housing.

About the Housing Law Program

We assist families and individuals facing eviction, loss of housing assistance, poor living conditions, discrimination, and other housing issues.



PRIVACY POLICY

To better serve your needs now and in the future, we may ask you to provide us with certain information and/or we may obtain information from collateral sources as summarized below. We understand that you may be concerned about what we will do with such information, particularly personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide us. Therefore, we have adopted this Privacy Policy to govern the use and handling of your personal information.

This Privacy Policy governs our use of the information which you provide us, either from you directly or from one of your authorized real estate agents, loan officers, attorneys or other such persons on your behalf. It does not govern the way we may use information obtained from public records. .

COLLECTION & USE OF INFORMATION

Depending upon which of our services you are utilizing, we may obtain nonpublic personal information from the following persons and/or sources:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone, electronically or any other means;
- Information about your transactions with us, our affiliated companies, or others;
- Information we receive from others involved in your transaction, such as your real estate agent, your lender, your attorney, or your attorney-in-fact;
- Information we receive from a consumer-reporting agency and/or governmental entities.

We may collect the following categories of personal and/or financial information from you in connection with your transaction and/or pertaining to the product(s) and service(s) we are providing to you:

- Identifiers: real name, alias, online IP address if accessing company websites, email address, account name, unique online identifier, social security number, driver's license number, passport number, or other similar identifiers;
- Demographic Information: marital status, gender, date of birth;
- Personal Information and Personal Financial Information: name, signature, social security number, physical characteristics or description, address, telephone number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, credit reports, appraisals, or any other information necessary to complete the transaction.

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested from us; or (2) as permitted or required by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all the types of nonpublic personal information listed above to one or more of our affiliated companies as permitted by law. Such affiliated companies may include title insurers, construction disbursing companies, 1031 like-kind exchange facilitators, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities that need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy.

We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

CONSENT

By having submitted Personal Information to us, you consent to the collection and use of information by us as specified above or as we otherwise see fit, in compliance with this Privacy Policy, unless you inform us otherwise by means of the procedure identified below. If we decide to change this Privacy Policy, we will try to post the updated Privacy Notice on our website www.true-title.com. Each time we collect information from you, any amendment of our Privacy Policy will signify your assent to and acceptance of its revised terms for all previously collected information and information collected from you in the future. We may use comments, information, or feedback that you may submit in any manner that we may choose without notice or compensation to you.

If you have any questions or concerns, please let us know by sending your comments or requests to: True Title Company, LLC, Attn: General Counsel, 30 N. Brentwood Blvd., St. Louis, MO 63105.

Effective July 1, 2014, rev. January 1, 2024

Initial

GENERAL WARRANTY DEED
(Limited Liability Company)

Investors Title Company, Inc.

This Deed, Made and entered into as of this ____ Day of November, 2024 by and between
WSFR 1, LLC, a Utah limited liability company
whose address is: 504 W 800 N, Orem, UT 84057, Missouri Limited Liability Company, organized and
existing under the laws of the State of Missouri,
party or parties of the first part as **Grantor(s)**, and

LGJ Real Estate, LLC
Grantee's Mailing Address: 12404 Questover Manor Ct, Saint Louis, MO 63141,
party or parties of the second part as **Grantee(s)**.

WITNESSETH, that the said party or parties of the first part, for and in consideration of the sum of Ten Dollars and other valuable considerations paid by the said party or parties of the second part, the receipt of which is hereby acknowledged, does or do by these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the said party or parties of the second part, the following described Real Estate, situated in the County of Saint Louis City, State of Missouri, to-wit:

Lot 148 in Block 6 of McRee Place and in Block 5114-C of the City of St. Louis, fronting 25 feet on the South line of Chouteau Avenue, by a depth Southwardly of 133 feet 5-1/2 inches to an alley

Together with all improvements thereon known and numbered as:
4382 Chouteau Avenue, Saint Louis, MO 63110

Subject to existing building lines, easements, conditions, restrictions, zoning regulations, etc., now of record, if any.

Locator No: 5114-9-435.000

To Have And To Hold the same, together with all rights and appurtenances to the same belonging, unto the said party or parties of the second part, and to the heirs and assigns of such party or parties forever.



287349-1146-
0

The said party or parties of the first part hereby covenanting that said party or parties and the heirs, executors, administrators and assigns of such party or parties, shall and will *Warrant and Defend* the title to the premises unto the said party or parties of the second part, and to the heirs and assigns of such party or parties forever, against the lawful claims of all persons whomsoever, excepting, however, the general taxes for the calendar year 2025 and thereafter, and special taxes becoming a lien after the date of this deed.

In Witness Whereof, the said party or parties of the first part has or have hereunto set their hand or hands the day and year first above written.

WSFR 1, LLC, a Utah limited liability company

P. Clayton Wolf II, Manager

State of _____ } ss.
County of _____

On this _____ Day of November, 2024, before me personally appeared P. Clayton Wolf, II, Manager to me personally known, who, being by me duly sworn, did say that he/she/they, duly authorized agent(s) of WSFR 1, LLC, a Utah limited liability company, a Limited Liability Company of the State of Missouri, and that said instrument was signed and sealed in behalf of said Limited Liability Company, by the authority of its Members or Principals, and that the said P. Clayton Wolf, II, Manager, acknowledged said instrument to be the free act and deed of said Limited Liability Company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Notary Public

Print Notary Name

THE BELOW BOX IS USED FOR NOTARY EXPIRATION AND NOTARY SEAL OR STAMP ONLY

My commission expires:



Investors Title Company

AFFIDAVIT TO BE SIGNED BY SELLER OR MORTGAGOR IN CONNECTION WITH TITLE INSURANCE POLICY TO BE ISSUED BY INVESTORS TITLE COMPANY, INC.

STATE OF _____

FILE NUMBER: 780462

S.S.

COUNTY: Saint Louis City

COUNTY OF _____

STATE: MISSOURI

The undersigned, being first duly sworn, deposes and says that:

I/We are the authorized signatory of WSFR 1, LLC, a Utah limited liability company.

The LLC has owned the property described as follows: See Attached Exhibit A

and now being sold or mortgaged by the LLC continuously for _____ years last past, and its enjoyment thereof has been peaceable and undisturbed and the title to said property has never been disputed or questioned to my/our knowledge, nor do I/we know of any facts by reason of which the title to, or possession of, said property might be disputed or questioned, or by reason of which any claim to any of said property might be asserted adversely to it;

(check one) _____ The property described above is a Single Family or a 1 to 4 family Residential Property.
_____ The property described above is NOT a 1 to 4 family Residential Property.

No proceedings in bankruptcy have ever been instituted by, or against WSFR 1, LLC, a Utah limited liability company, and it has never made an assignment for the benefit of creditors;

Affiant(s) know of no action or proceedings relating to said property which is now pending in any State or Federal Court in the United States nor do I know of any State or Federal Judgment or any Federal Lien of any kind or nature whatsoever which now constitutes a lien or charge upon the above described real property;

There are no tenancies, leases, or other occupancies except (if none, state "none"):

NONE

Affiants further state that there are no outstanding real estate taxes, sewer, trustee or special tax assessments, FHA Title One or Home Improvement loans against the property legally identified below which are now due and payable or delinquent to the best of their knowledge or belief.

There are no unpaid bills or claims for labor or services performed or material delivered during the last six months for alterations, repair work or new construction on the above described property, except (if none, state "none"):

NONE

The building was completed more than _____ years ago;

There are no chattel mortgages, conditional sale contracts, security agreements, deed of trusts, loans, financing statements, retention of title agreements, or personal property leases affecting any materials, fixtures, appliances, furnishings, or equipment placed upon or installed in or upon the said real property or the improvements thereon, and all plumbing, heating, lighting, refrigerating, and other equipment is fully paid for, including all bills for the repair thereof, except as follows (if none, state "none"):

NONE

Affiant(s) know of no contract for the making of repairs or improvements on said premises except as follows (if none, state "none"):

NONE

Affiant(s) agree, jointly and severally, to pay on demand to the purchasers and or lender in this transaction their successors and assigns, all amounts secured by all liens not identified above, together with all loss, cost, damage and expense and attorney's fees that said parties may incur in connection with such unmentioned liens, provided said liens either currently apply to the Property, or a part thereof, or are subsequently established against the Property and are created by Affiant known by Affiant or have an inception date prior to the consummation of this transaction. If a title policy is issued without exception therein as to any possible unfiled mechanic's or materialman's liens and any unreleased improvement loans, security agreements, financing statements, continuation statements or other instruments or documents evidencing a secured interest in said real estate or without exception to other standard exceptions appearing in the ALTA title insurance forms utilized by Investors Title Company, Inc. , or its underwriter, or without exception to any of the items, if any, disclosed above, then in consideration hereof, and as an inducement for the issuance thereof, said Affiant(s) do hereby jointly and severally, agree to hold Investors Title Company, Inc. and its underwriter and reinsurers harmless from and to indemnify them for any and all loss, cost, damage and expense of every kind, including attorney's fees, which Investors Title Company, Inc., its underwriter and reinsurers may suffer or incur or become liable for under said policy or policies now to be issued, or any re-issue, renewal or extension thereof, or new policy at any time issued upon the Property, part thereof or interest therein, arising directly or indirectly, out of or on account of affording such insurance coverage.

The Undersigned further states that there are no encroachments, overlaps, boundary line disputes, or other matters that would be disclosed by an accurate survey and inspection of the premises. The Undersigned further states that they are not aware of any actual or potential disputes involving boundaries or location of improvements.

This affidavit is given to induce Investors Title Company, Inc. to issue its insurance policy or policies.

Given under my hand and seal this _____ Day of November, 2024.

WSFR 1, LLC, a Utah limited liability company

P. Clayton Wolf II, Manager

Subscribed and sworn to before me this _____ Day of November, 2024.

Notary Public:
My term expires:

EXHIBIT A

Lot 148 in Block 6 of McRee Place and in Block 5114-C of the City of St. Louis, fronting 25 feet on the South line of Chouteau Avenue, by a depth Southwardly of 133 feet 5-1/2 inches to an alley

NON FOREIGN CERTIFICATION – ENTITY TRANSFER

Re: 4382 Chouteau Avenue, Saint Louis, MO 63110
Transfer by: WSFR 1, LLC, a Utah limited liability company
To: LGJ Real Estate, LLC

Legal Description: Lot 148 in Block 6 of McRee Place and in Block 5114-C of the City of St. Louis, fronting 25 feet on the South line of Chouteau Avenue, by a depth Southwardly of 133 feet 5-1/2 inches to an alley

Section 1445 of the Internal Revenue Code provides that a transferee (buyer) of a U.S. real property interest must withhold tax if the transferor (seller) is a foreign person. To inform the transferee (buyer) that withholding tax is not required upon my disposition of a U.S. real property interest by Transferor. The undersigned hereby certifies the following on behalf of Transferor:

1. Transferor is not a foreign corporation, foreign partnership, foreign trust or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations);
2. Transferor's U.S. employer identifying number (Tax I.D. number) is:
3. Transferor's Address is:

504 W 800 N
Orem, UT 84057

I understand that this certificate may be disclosed to the Internal Revenue Service by the transferee and that any false statement I have made here could be punished by fine, imprisonment, or both.

Under penalties of perjury, I declare that I have examined this certification and to the best of my knowledge and belief it is true, correct, and complete.

P. Clayton Wolf II, Manager

Date: _____

**Investors Title Company
Payoff Transmittal**

To:	FCI Lender Services, Inc.	Date:	November 22, 2024
	8180 E. Kaiser Blvd.	Our File #	780462
	Anaheim, CA 92808-2277	Mortgagor:	WSFR 1, LLC, a Utah limited liability company
Attention:	MORTGAGE PAYOFF DEPARTMENT		504 W 800 N
			Orem, UT 84057
		Secured on:	4382 Chouteau Avenue
Loan #:	399381102		Saint Louis, MO 63110

TO WHOM IT MAY CONCERN:

Enclosed please find a check in the amount of **\$204,460.88** for payment in full and termination of the encumbrance held by your company.

Please forward the documents for Release recorded in the following Book(s) and Pages(s):

Book No: Page No: Recorded in the records of: Saint Louis City, Missouri

REVOLVING LINE OF CREDIT INSTRUCTIONS

If this is a revolving credit/equity line of credit account, I/we, the undersigned borrower(s), hereby authorize you to close this account. We hereby acknowledge that there are no outstanding draws or checks against this line of credit and understand that we will be held responsible for any draws or checks still outstanding as of the date of payoff.

SHORTAGE INSTRUCTIONS

I/we, the undersigned, hereby instruct you to apply any remaining escrow monies to any payoff shortage after posting the enclosed check. In the event these sums are still insufficient to pay in full all sums due for any reason, do not return this check. I/we, the undersigned, hereby direct you to apply the enclosed check as a payment/principal reduction against all sums due and acknowledge that I/we are responsible for all additional amounts due. Thereafter, please call Investors Title Company at (636) 296-3065 to advise and prepare and fax a new payoff statement to Investors Title Company at (636) 282-0419 setting forth any remaining balance due.

Your failure to immediately notify our office will release and discharge Investors Title Company of any responsibility for any funds due and payable as a result of the shortage, including any excess interest and other related expenses.

The Mortgagor's Forwarding Address is: 504 W 800 N, Orem, UT 84057

Sincerely,
Laurie Baumgarth

P. Clayton Wolf II, Manager

Investors Title Company - Arnold
1897 Richardson Road
Arnold, MO 63010
Phone:(636)296-3065
Fax: (636)282-0419

IN MISSOURI IT IS THE LAW

Missouri Statute 443.130 Forfeiture for failing to satisfy

1. If any such person, thus receiving satisfaction, does not, within fifteen business days after request and tender of costs, deliver to the person making satisfaction a sufficient deed of release, such person shall forfeit to the party aggrieved ten percent (10%) upon the amount of the security instrument, absolutely, and any other damages such person may be able to prove such person has sustained, to be recovered in any court of competent jurisdiction. A business day is any day except Saturday, Sunday and legal holidays.

PLEASE FORWARD YOUR RELEASE WITHIN THIS 15 DAY TIME FRAME TO INVESTORS TITLE COMPANY AT: 219 S. CENTRAL, CLAYTON MO 63105 ATTN: RECORDING DEPARTMENT PLEASE REFERENCE FILE # 780462 IN ANY CORRESPONDENCE.



Investors Title Company

SELLER COMPLIANCE AGREEMENT

Re: Closing Date: November 22, 2024
Purchaser/Borrower(s): LGJ Real Estate, LLC
Seller(s): WSFR 1, LLC, a Utah limited liability company
Property Address: 4382 Chouteau Avenue, Saint Louis, MO 63110

We, the undersigned herein acknowledge the following conditions of the above referenced transaction:

SETTLEMENT AGENT

Investors Title Company Inc., (hereafter "Investors Title Company") and its employee(s) may be acting as a closing agent in your transaction. Under applicable law we have not, and may not express any opinion regarding the legal effects of the closing documents or the closing itself.

CONTRACT

All contingencies set forth in the Contract of Sale have been complied with in full, of this is a purchase transaction.

FEE DISCLOSURE

The charges to Investors Title Company, Inc. as shown on the Settlement Statement may include charges for some or all of the following services we provide for our customers in the event the actual cost for the recording fees as determined by the Recorder of Deeds is lesser or greater than the amount charged on the Settlement Statement, Investors Title Company, Inc., will refund such excess to you (if lesser than charged) or invoice you for such greater amounts (if greater than charged):

- Obtain Tax Information from Assessor
- Validate Legal Description
- Access Title Plant
 - Search Manual Tract Books
 - Search Manual Assessor's Plat Books
 - Obtain and Review all relevant documents
 - Plats
 - Conveyance Deeds
 - Liens
 - Releases
 - Restrictions
 - Declarations
 - Easements
- Perform a Judgment search for potential liens
- Examine all documents to meet u/w guidelines
- Prepare Title Commitment
- Review Title Commitment for Quality Control
- Loan Closing Fee
- Mobile Closing Fee
- After Hours Fee
- Escrow Fee
- Closing Fee
- Packaging and mailing of Title Commitment
 - Underwriting
 - Prepare Title Policy(ies)
- Examine Title Policy to Insure
- Underwriting guidelines are met
- Closing instructions are met
- Packaging and mailing Final Policy(ies)
- Permanent Abstract Storage
- Closing Document Storage for 7 years
- Access Stored documents as needed and refill
 - Update of Title prior to closing
 - Document handling prior to recording
- Retrieval of recorded documents from recorder of Deeds and mailing originals to customer
- Courier Service
 - Overnight Delivery
- Proofreading of documents
- Verify Closing Files are Complete
 - Wiring of Funds
- E-mailing of Documents
- Receiving Loan Packages by Electronic Delivery
- E-Recording

PROPERTY TAX ASSESSMENTS / PRORATIONS

Taxes will be prorated at closing based on the tax rate and assessment for the current year, if both are available; otherwise, the adjustment will be based on the previous year's taxes, and seller and buyer hereby acknowledge that they understand that real estate taxes in the State of Missouri are reassessed every odd year. The parties understand that during every odd year these figures are not final and that there may be an increase or decrease in the amount of real estate taxes, depending upon the final rate and assessment placed upon the property by the reassessment. Any profit or loss resulting from the change will inure to the benefit or detriment of the purchaser. Both parties acknowledge the disclosure by real estate broker (s) and title insurance and escrow closing company of the potential change in taxes as a result of the reassessment, and the parties agree that the broker(s) and title insurance and escrow closing company shall not be responsible for any adjustment of the taxes as result of the reassessment.

TRUSTEE ASSESSMENTS

Check appropriate box

- The undersigned states to Investors Title Company, Inc. that although the above property is in a subdivision, there are no subdivision trustees and no assessments are levied against said property and that the undersigned has received no notice with respect to any assessments being due on said property
- That the said property does have levied assessments and do pay trustee assessments and that at the time of closing or prior all payments and balances due for such trustee assessments or any special assessments levied against said property monthly, quarterly, yearly, etc., as per levied agreement have been paid in full and prorated at closing amongst seller and buyer at closing.

ERRORS AND OMISSIONS

The undersigned agree to cooperate with and adjust for clerical errors or oversights on any closing documentation, if requested by mortgage company Investors Title Company, Inc. or the title insurance underwriter. This includes but is not limited to: Typographical errors, omissions, missed or incorrect fees or expenses, verifications etc.

The undersigned hereby authorize Investors Title Company, Inc. to request and receive information on their behalf from all parties, including but not limited to: Lenders, mortgagees and creditors as information pertains to the property and or closing identified in this agreement. This authorization is expressly made for the purposes of investigating matter as needed for closing.

The parties further agree to hereby indemnify and hold harmless Investors Title Company, Inc. against all costs, damages, including by not limited to: attorney fees or costs which may arise by reason on any action, written notice, request, waiver or other document believe to be genuine and taken in good faith for the purpose of closing this transaction.

CertifID

Check appropriate box

- The undersigned used the CertifID Wire Fraud Prevention for our wire instructions.
 - The undersigned is aware of the account information given to CertifID and agrees with all account information including the account name, provided to CertifID
- The undersigned has fully read the services provided by CertifID and has chosen to opt out of this service or was not able to pass the Validation Process. I/We, hereby hold Investors Title Company, Inc. and it's Underwriter harmless from any loss and damages occurred from not using the Wire Fraud Prevention Service.
- N/A – Seller received proceeds by check
- N/A – No proceeds

Pursuant to 381.022(4) and bank credits or interest received for funds deposited in connection with any escrow or closing may be retained by the company unless specifically instructed otherwise.

File No: 780462

SELLERS(S):

P. Clayton Wolf II, Manager

Main Phone: _____

Work Phone _____

Cell Phone: _____

Email Address: _____

Secondary
Email:

Mailing Address: 504 W 800 N, Orem, UT 84057



SELLER'S DIRECTION REGARDING SALE PROCEEDS

File #: 780462

Date: 11/22/2024

Property Address: 4382 Chouteau Avenue, Saint Louis, MO 63110

The undersigned

WSFR 1, LLC, a Utah limited liability company

hereby directs Investors Title Company, Inc. to wire transfer Net Sale Proceeds including Listing Agent Commission to **Investors Title Company, Inc.** for disbursement.

Seller

Seller